PH ESTATE AGENTS



200 Fabian Road

, Middlesbrough, TS6 9RN

£100,000

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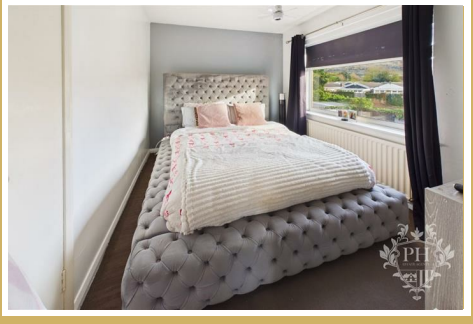
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HALLWAY

11'10" x 5'8" (3.61 x 1.75)

Accessed via the front garden, the entrance hallway features crisp white walls paired with attractive hardwood flooring, giving the space a fresh and well-presented finish. A conveniently positioned coat rack beside the front door offers a practical storage solution for coats and outdoor essentials, helping to keep the entrance neat and organised. From here, the hallway provides direct access to the reception room and kitchen, with stairs leading to the first floor and the remaining accommodation.

RECEPTION ROOM

11'3" x 12'4" (3.45 x 3.76)

Stepping into the generously sized reception room, you are greeted by a bright and well-presented living space, enhanced by neutral décor and attractive hardwood flooring. The room offers excellent proportions, comfortably accommodating a large corner sofa alongside additional furnishings, making it the perfect setting for cosy family nights in or entertaining guests. A gas fireplace creates an attractive focal point while providing additional warmth during the colder months. Completing the space is a large UPVC double-glazed window, allowing plenty of natural light to filter through, with a radiator positioned beneath to ensure comfort throughout the year.

KITCHEN

10'5" x 8'4" (3.19 x 2.55)

Positioned to the rear of the property, the generously sized kitchen offers a fantastic blend of style and practicality. Sleek black floor tiles are complemented by crisp white wooden cabinets and contrasting black worktops, creating a modern finish throughout. The kitchen is well-equipped with space for a washing machine, oven and hob, extractor fan and fridge freezer, while the extensive cabinetry provides excellent storage to keep everyday essentials neatly organised.

KITCHEN/DINER

9'1" x 9'2" (2.77 x 2.80)

The kitchen diner benefits from ample space to comfortably accommodate a family dining table, creating a sociable setting for family meals and entertaining guests. Adding to the appeal, patio doors lead directly out to the rear garden, allowing natural light to brighten the space while providing convenient access to the outdoor area.

HALLWAY

8'5" x 6'0" (2.58 x 1.84)

Heading up to the first floor, the landing provides access to all three bedrooms, the family bathroom and the loft space. A useful built-in cupboard houses the boiler neatly out of sight, helping to maintain a tidy and uncluttered feel throughout the hallway.

BATHROOM

5'4" x 7'6" (1.65 x 2.30)

The family bathroom features modern white tiled walls, creating a clean and fresh finish throughout. Two separate frosted-glass windows allow natural light to brighten the space while maintaining privacy. The room is fitted with a bath, WC and hand basin, alongside a radiator for added warmth and comfort, providing a practical space for everyday family use.

BEDROOM ONE

8'7" x 11'3" (2.63 x 3.43)

Situated to the rear of the property, the first bedroom offers a well-proportioned space, comfortably accommodating a double bed alongside additional storage furniture. A built-in storage cupboard provides further room for clothing and everyday essentials, helping to keep the bedroom organised and free from clutter. Finished with soft carpeting underfoot, the room is completed by a large UPVC double-glazed window, allowing natural light to brighten the space, with a radiator positioned beneath for added warmth.

BEDROOM TWO

10'6" x 9'9" (3.22 x 2.99)

The second bedroom, serving as the master bedroom, offers generous proportions and fantastic potential for someone looking to put their own stamp on the space. Although it would benefit from a little TLC, the room provides an excellent opportunity to create a beautiful and comfortable main bedroom. There is ample space for a double bed, wardrobes and bedside tables, while still retaining plenty of floor space for additional furnishings. Finished in a combination of neutral white and grey tones, the room also benefits from a UPVC double-glazed window, allowing natural light to brighten the space, alongside a radiator for added warmth.

BEDROOM THREE

5'2" x 8'11" (1.59 x 2.73)

The third bedroom offers a versatile space with plenty of potential to suit a variety of needs. Whether transformed into a home office, nursery or dedicated gaming room, this room provides flexibility to accommodate changing lifestyles. There is also sufficient space for a small single bed, making it a practical additional bedroom. Its adaptable layout makes it a valuable addition to the property's overall accommodation.

LOFT

10'1" x 15'9" (3.08 x 4.82)

Accessed via the first-floor hallway, the loft offers a useful additional space, finished with fresh white walls and soft grey carpeting underfoot. Skylights allow natural light to filter into the room, complemented by fitted spotlights for additional illumination. Built-in storage cupboards provide practical space for keeping belongings neatly organised, while a radiator adds warmth and comfort. This versatile area is ideal for additional storage or could be adapted to suit a variety of personal needs.

EXTERNAL

Externally, the property benefits from an enclosed front garden, featuring a generous lawned area and side access leading through to the rear garden.

To the rear, the garden offers a low-maintenance layout, comprising a grassed area, paved sections and decking, providing plenty of scope for outdoor seating and garden furniture. With a little TLC, this space has excellent potential to become an enjoyable area for relaxing, entertaining and making the most of the warmer months.

IMPORTANT INFORMATION

Important Information – Making Your Home Purchase Simple
Thank you for viewing with us today. We hope you found the property interesting and would be happy to answer any additional questions you may have.
How to Make an Offer
If you'd like to proceed with an offer on this property, we've made the process straightforward and transparent. Here's what you'll need:
Identification
• Valid passport or driving licence.
For Cash Purchases
• Evidence of cleared funds by way of a bank statement.
For Mortgage Purchases
• Evidence of deposit by way of a bank statement.
• Decision in principle from your lender.
• If you need mortgage advice or assistance obtaining a decision in principle, we're here to help and can arrange this for you.
Legal Services
We work with a panel of trusted solicitors and can provide competitive quotes for conveyancing services to make your purchase process smoother. Please ask us for a quote!
Selling Your Property?
If you have a property to sell, we'll be happy to provide a free, no-obligation valuation. Our comprehensive marketing package includes:

• Professional photography
• Detailed floor plans
• Virtual property tour
• Listings on Rightmove, Zoopla, and On the Market
Next Steps
Once you're ready to make an offer:
1. Contact our office.
2. Have your supporting documents ready.
3. We'll present your offer to the seller and keep you updated.

Terms & Conditions / Disclaimers
• All property particulars, descriptions, and measurements are provided in good faith but are intended for guidance only. They do not constitute part of any offer or contract. Prospective buyers should verify details to their own satisfaction before proceeding.
• Photographs, floor plans, and virtual tours are for illustrative purposes and may not represent the current state or condition of the property.
• Any reference to alterations or use of any part of the property is not a statement that any necessary planning, building regulations, or other consent has been obtained. Buyers must make their own enquiries.
• We reserve the right to amend or withdraw this property from the market at any time without notice.
• Anti-Money Laundering (AML) regulations: In line with current UK legislation, we are required to carry out AML checks on all buyers and sellers. A fee will apply for these checks, and this charge is non-refundable. Your offer cannot be formally submitted to the seller until these compliance checks have been completed.
• By making an enquiry or offer, you consent to your details being used for the purposes of identity verification and compliance with AML regulations.
• Our agency does not accept liability for any loss arising from reliance on these particulars or any information provided.
• All services, appliances, and systems included in the sale are assumed to be in working order, but have not been tested by us. Buyers are advised to obtain independent surveys and checks as appropriate.
For further details or clarification, please contact our office directly.









Road Map



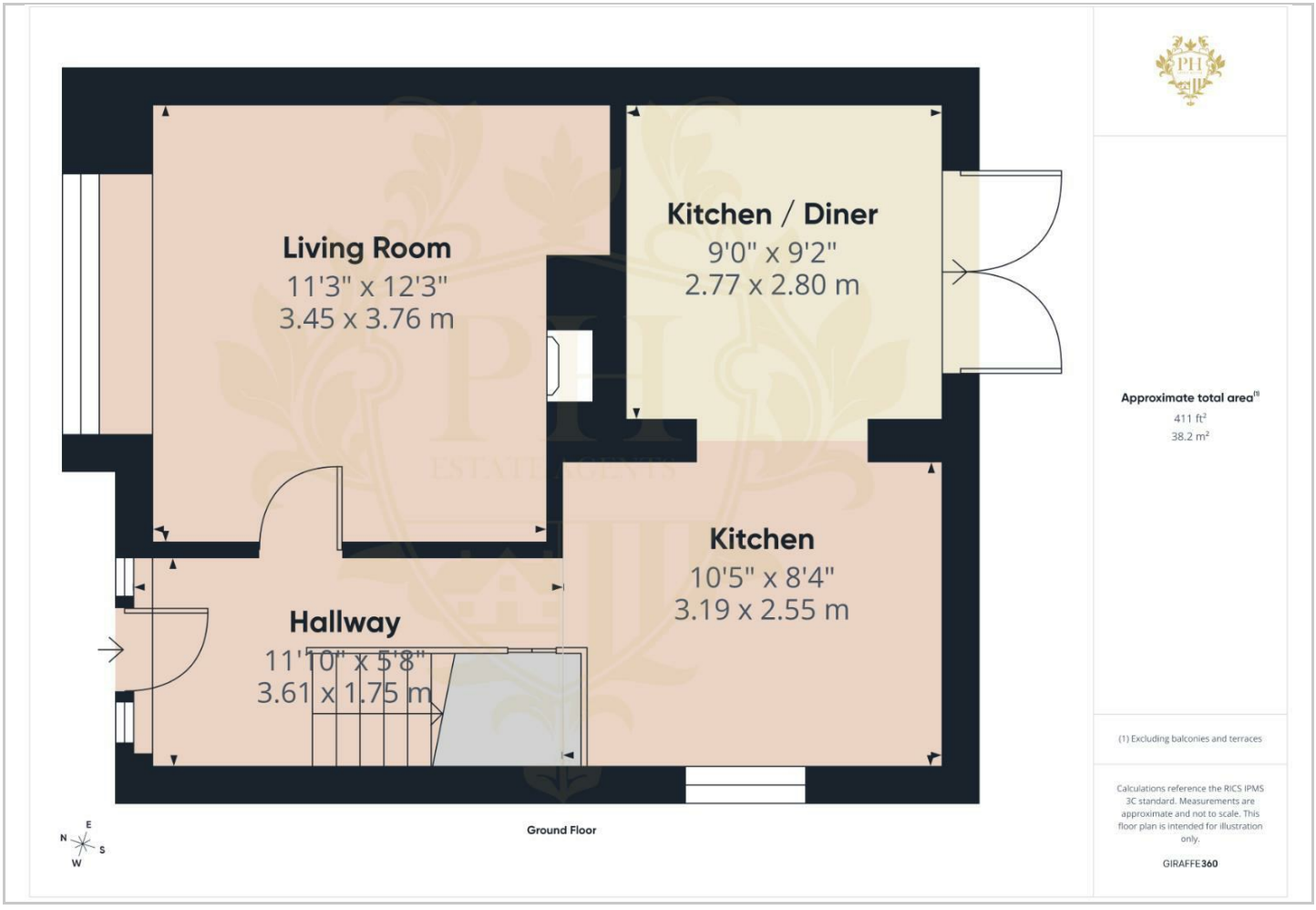
Hybrid Map



Terrain Map



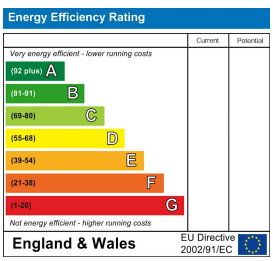
Floor Plan



Viewing

Please contact our Middlesbrough Office on 01642 462153 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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